

LU-62 Manufacturing Park Designation

Purpose.

Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs or other considerations.

Allowed Uses.

Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses, such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales and technical colleges. Allow a broader range of commercial uses within the [Southeast Redmond](#) Manufacturing Park Overlay ~~in~~ [Southeast Redmond and retail marijuana uses within the Sammamish Valley Manufacturing Park Overlay](#) as shown on the Redmond Zoning Map.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses or the natural environment. Use performance standards, permit conditions and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.